150 HOUSES FOR SALE

NORTHWESTERN SECURITIES
OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

SPACIOUS, NEW 5x5 DUPLEX

Five rooms each rented at $90. Walking distance. Owner built. Living room with raised fireplace set into mahogany panelled wall. Separate dinette off modern electric kitchen. Full cement basement with O-O-M heating and utility tubs. Owner will include landscaping and carports in full price. See this at $10,000 down. View by appointment only. Exclusive with V. LEEDHAM, EV 5-6741 or EV 3-8706.

"Are You the Worrying Kind?"

Then you must see this trouble-free NHA-built duplex with separate meters, heating and garages. The full price is only $18,000. With approximately one-third down. For appointment to view phone AKSEL PETERSEN today. EV 5-6741 or EV 4-6571.

"LOST?"

I've found the ideal modern family home which is so designed that when unexpected guests arrive your living room won't be "topsy turvy." There is a really large living and dining room and the work-saving kitchen will delight your eye with its mahogany fixtures. A thru hall leads to 3 nice bedrooms. The basement is complete with oil heat and rumpus room, perfect for "indoor rainy days." Full price on terms $17,800. Please call MRS. WELLINGS, EV 5-6741 or GR 7-2769.

"RURAL DUPLEX"

LOW TAXES is the feature of this modern stucco SIDE-BY-SIDE duplex. When you buy a duplex you want the MAXIMUM return on your investment. This duplex is new and trouble free, and is an investment that would be safe for your own grandmother's life savings. Full price $14,900. Call ANN TURNER, at EV 5-6741 anytime, for further particulars.

"LONG AND LOW"

Set high among the oaks, this 3-bedroom rancher is a pleasure to see. NHA 5% mtge. 1,250 sq. ft. of gracious living. Good terms available. See it now by dialing MRS. V. ROBERTS, EV 5-6741 or EV 2-1988.

"SUPERB SEA VIEW"

6 rooms, 6 years old. Everything for the discriminating buyer. Lovely area near Uplands. No information by phone. By appointment only. Exclusive. VERA PIPES, EV 5-6741 anytime.

"VACANT HOMES"

For immediate possession, with reasonable down payments also. I have four of these now. For information please call H. BITTERMAN, EV 5-6741.

"DUPLEX" $1000 DOWN

Modern style up and down stucco duplex. Gross rents $140 per month. Oil heat. 3-car garage. City taxes. Full price only $10,950. Call S. SPAVEN, EV 5-6741 or eves. EV 4-7013.

"OWNER SAYS"

"Get me offers, Tom — I must have action." It is a 3-bedroom, stuccoed home, low taxes, close in. Good-size living room and kitchen, thru hall, basement, oil conversion and drive-in garage. Don't hesitate to call TOM TOM GIBBS, EV 5-6741 or EV 2-7468.

3-BEDRM BUNGALOW

IN JAMES BAY. $1,000 down with easy monthly terms, featuring:
1. New O-O-M furnace.
2. New Duroid roof.
3. New wiring.
4. New plumbing.
5. New de luxe kitchen.
6. 27-ft. living room.
7. Full cement basement.

This home is immaculate in all respects. Call PAT MURPHY, EV 5-6741, 24-hour service.

"3 BEDROOMS"

This lovely home has an 18x13 living room, dining area, hardwood floors, entrance hall, beautifully decorated, electric kitchen, full cement basement, furnace, all cement driveway, garage, landscaped rose garden. $1,500 down. Price $10,500. Please call DORIS ADAMS EV 5-6741 or OR 8-3294.

"QUADRA PROJECT"

Smart, clean and comfortable, this 3-bedroom, full-basement bungalow is located in a CM & HC project, constructed in 1944. Experts in appraisal tell us that these homes are standing the test of time. The well-boulevarded streets, proper play areas and conveniences have maintained the values. Why not "invest" your real estate dollars in a home instead of just "spending" your money for a house? Full price only $8850. Call SYLVIA NIXON and arrange to see it now. EV 5-6741 anytime.

"JUBILEE DISTRICT"

$2,000 down purchases older type family home of 5 rms. Hardwood floors in living, dining room and hall. Wonderful up and down duplexing possibilities. Gas piped into house. At present rented for $80 per month. End price $8500. View by appointments only. Exclusive with MRS. V. LEEDHAM, EV 5-6741 or EV 3-8706.

"CADBORO BAY"

One block to the beach.
One block to the shops.
One block to the bus.
5 big rooms.
No steps.
Excellent condition.
Many construction extras.
Full price only $7950.
VERA PIPES, EV 5-6741 anytime.

"VALENTINE SPECIAL"

Not covered with lace but really a "sweetheart." This darling smaller stucco home has automatic heat, four rooms, headliator fireplace, separate garage. Set in a nice location, near bus and store. With terms $7500. Please call MRS. JOHNSTON, EV 5-6741 anytime.

NORTHWESTERN SECURITIES
OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"LANGFORD" "$1200 CASH"

10-year-old stucco and plaster home. 2 or 3 bedrooms. Large lot. Garage. Good value at $7200. DON BACON, EV 5-6741 or EV 4-0237.

"DON'T MISS THIS" $1500 DOWN

WOULD YOU LIKE A PLEASANT STUCCO HOME YOU WOULD NOT HAVE TO SPEND A NICKEL ON WHEN YOU MOVED IN? See this neat and tidy home consisting of living room with fireplace, 3 bedrooms, spacious kitchen, wired for range, full basement, separate garage, close to all conveniences. DON'T LET THIS PRICE FOOL YOU—IT'S GOOD. Asking only $7000. To view, please contact JOHN A. FIDLER, EV 5-6741 or EV-2 2323.

"$750 DOWN"

This is your opportunity to purchase a home of your own. 3 bedrooms, part basement, beautifully clean and decorated. Fruit trees and separate garage. Full price $6950. Call today, MRS. JOHNSTON, EV 5-6741 day or night.

LOW, LOW PRICE GOOD, GOOD VALUE

3-bedroom older family home with the type of kitchen that makes a home. For Dad there's a good-sized lot with fruit trees. $1,275 down will make it your home and the full price is only $5770. Hurry and see this. GEORGE SERIGHT "SPECIAL." Call EV 5-6741 or GR 7-3673.

"HAVING TROUBLE SELLING?"

Please call JIM GOLBY and get the facts about our cash-producing lease-option plan. EV 5-6741, EV 4-4066.

Oak Bay Realty
FOR OAK BAY HOMES

OAK BAY SOUTH

Spacious stucco bungalow in favored location. Large living and dining rooms, cabinet kitchen and two good bedrooms. Full concrete basement, with extra room and new Oil-O-Matic furnace. Separate garage. Priced to sell at full price $12,750. Call R. Reynolds, EV 5-7707 anytime.

SINGLE STOREY FAMILY HOME

Here is a three-bedroom bungalow on Londonderry Road. Only three years old with landscaping finished. Oil-O-Matic hot-air heat. Combination living and dining room. Very nice cabinet kitchen and thru hall. Full concrete basement and drive-in garage. Oak floors throughout. Full price $12,750. Terms can be arranged. Call R. L. Stiles, EV 5-7707 anytime.

DEAN HEIGHTS CHARMING

Spacious rooms in this immaculate home located on the sunny side of the street. Just move in and start living. Lovely living room with sunporch, family-sized dining room and kitchen, 2 twin-sized bedrooms on the main floor and 2 more already built in the basement. Heated by a fully automatic oil hot-air furnace. Excellent plumbing—ready for your automatic washer to be connected with and heavy electric wiring. This beautiful home will not last long at the low price with reasonable terms. For further particulars and viewing please call W. G. Curtis, EV 5-7707 anytime.

QUALITY APPRECIATION

If you really appreciate quality in materials, construction and craftsmanship then you should make an effort to see this year-old 3-bedroom, 1½-bathroom rancher built on a large lot with sweeping ocean view. Extras include a large family room on the main floor, full basement, 2-car garage and large sundeck facing the water. Here is the space and grace usually only found in older houses, modelled to fit today's living needs. Excellent terms at $23,500. Early possession. Call J. Mears, EV 5-7707 anytime.

HASTEN TO SEE 584 VICTORIA AVE.

Well-kept and recently decorated WHITE SIDING HOUSE, located in large garden on quiet street in South Oak Bay. Large living room. Separate dining room, 3 bedrooms. Spacious kitchen. Small sun room. Full basement. Modern auto oil heat. Electric hot water. Low taxes. Full price $16,300. For appointments to view call B. J. Leverton, EV 5-7707 anytime.

$ $ $ VALUE

Attractive 3-year-old 6-room stucco home in choice location, through hall, large L-shaped living-dining room with corner fireplace. Smart electric kitchen with dining space; 3 good-sized bedrooms; hardwood floors throughout. Oil-O-Matic heat. Full basement. Drive-in garage. Nice garden all in lawn. Asking price with terms $15,400. Please call Hal Wright, EV 5-7707 anytime.

MEARS & WHYTE OAK BAY REALTY LTD.
2188 OAK BAY AVENUE

HAYNES
FOR RETIRED PEOPLE — Neat little home on good-size lot. Consists of large living room equipped with heater. Nice kitchen with oil range. Pembroke bathroom. One bedroom. Built two years ago. Outside garage. No basement but on good concrete foundation and fully insulated. About right for a couple looking for an inexpensive home with few steps. PRICE $5975. Please ask for W. Jones, EV 3-8303 evenings.
Arthur E. Haynes Ltd., 739 Fort St., EV 3-3823

LITTLE DANDY!
Clean, clean, 3-room stucco bungalow. Full basement. Close-in location. Snap this one up, it is good value at $5,500. Phone Mr. Stretch, EV 5-6741 or EV 3-7436. Northwestern Securities of Victoria Ltd.

FOR HOMES IN COLWOOD LANG ford, see Grant & Jenkins, you local agents. GR 8-1729 Langford.

PEMBERTON HOLMES, Ltd
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

BUILD NHA LOTS AVAILABLE

Come in and discuss your requirements and obtain full information from JACK MIDDLETON, EV 4-8124, eves. GR 9-4327.

$500 DOWN 3 BEDROOMS $7800 JAMES BAY

This full basement home is located just a few houses from sea front. Very comfortable and spacious. Garage. $80 per month. Why pay rent?
JACK MIDDLETON, GR 9-4327
JACK BROWN, EV 4-4976
Office: EV 4-8124

Park View—4 Suites GROSS $4188 P.A.

$20,000 was spent completely modernizing this home into four de luxe suites each with view over Beacon Hill Park. Having living room, bedroom, modern electric kitchen and Pembroke bath. Automatic oil heating and laundry facilities, storage lockers, etc. Very desirable property within walking distance of town. Large lot with room for expansion. Full price $36,000. For further information, phone MRS. SHIRLEY, EV 4-8124; res. EV 4-8485, eves.

GLANFORD GARDENS

In beautiful condition throughout, this charming 3-bedrm bungalow has 19' LR with Ronson FP, DR, nice electric kit. with dining area and utility off. Large 5% mtge at $70 P.I.T. Your down payment may get it. Don't wait, this can't last. JUST LISTED, at $11,900. MR. LOVE, EV 4-8124; res. EV 4-6056.

MILLION DOLLAR VIEW DUPLEX OAK BAY

Beautiful large 6 rooms, self-contained suite. View from all windows, 3 bedrooms or 2 and den, Pembroke bath plus 3-room self-contained suite with views. Basement with Oil-O-Matic heat. Must be sold, illness reason. Just reduced $5,000 will handle. FULL PRICE $20,000.
JACK BROWN, EV 4-8124, res. EV 4-4976
J. MIDDLETON, res. GR 9-4327

BEAUTIFUL VIEW ROYAL $10,400 FULL PRICE

This neat and tidy stucco bungalow is just ideal for a retired couple. It sits up high with a view of the ocean, the garden is shaded by trees and offers seclusion and privacy. This fine home has thru hall, large living room with fireplace and gleaming electric kitchen and full, high cement basement with Oil-O-Matic furnace. Price only $10,400. Phone J. B. LAW, EV 4-8124 office, res. GR 9-3251 eves.

EXCLUSIVE LSTG APARTMENT BLOCK

This is without a doubt the most attractive apartment block in Victoria, where you could spend the rest of your life in absolute comfort in the very best of surroundings, situated in lovely grounds with unobstructed view of mountains, sea views and Sooke hills. Price $71,000. $23,000 cash, balance on mortgage. Photographs and full particulars phone MR. HEPBURN, EV 4-8124, res. EV 3-7039.

A LITTLE PIECE OF DEVON IN OAK BAY

Perfect for retirement or for the small family, this picturesque semi-bungalow embodies the appeal of the English countryside. A delightful entrance hall, sunken living room and trim, fenced-in garden provides seclusion and pleasurable living. This home has 2 bedrooms with a possible third, and separate garage. Low taxes $11,500. Seen by appointment only. EV 4-8124, MR. SIMPSON, EV 5-7369 res.

DEAN HEIGHTS HIGH LOCATION

This most attractive white stucco bungalow has just been placed on the market. Spacious entrance and through hall 15x18 living room, hardwood floors and fireplace; large cabinet kitchen, 2 bedrooms, 3-piece bathroom; basement, laundry tubs, hot-air oil heat. New Duroid roof. A lovely home on a quiet street, in a very desirable area. FULL PRICE $11,000.
W. WOODLEY, EV 4-8124; RES. EV 4-3916

$4500 DOWN.

DELIGHTFUL modern home in the University area on a dead-end street. Large living room with corner fireplace, bright dining room, completely modern kitchen, panelled family room with fireplace and built-in Bar-B-Q grill, two patios opening off family room, three bedrooms and bath, double garage; all floors wall-to-wall carpeting and tile; automatic oil heat. This house has been planned for ease of living and upkeep and is a most livable home. Full price $17,850.
Dorothy Kirkpatrick, EV 4-8124; res., Keating 68-X

OAK BAY LOW DOWN PAYMENT NO STEPS

Ideal for a couple. Immediate possession. Electric range included in full price of $8500.
D. E. Wilkinson
EV 4-8124, res. Sidney 652

McCANDLESS REALTY
830 FORT ST PH. EV 2-6111

Seafront Home, $5000

DOWN. Fairfield: Modern 11-yr-old ranchstyle bung. 4 or 5 bedrooms. Basement with rumpus rm, fireplace and extra bathroom. O-O-M furnace. Carports. Price $17,325

$850 DOWN. Spotless 2-bedroom cottage. No steps. Newly re-wired. Nice lot. Suit couple. City. Price $5750

$450 DOWN. Small cottage, lovely lot ½ block from Quadra St. Needs handy man. Price reduced to $5250. Eves. Mrs. M. Ramsdale, EV 4-3855

High Amongst Oaks

5-roomed stucco bungalow on landscaped lot 129x177. High cement basement. Piped stoker heating. Drive-in garage. $2,900 down and $100 monthly. See it with Alex Page, EV 5-6741 or EV 3-1394. Northwestern Securities of Victoria Ltd. 631 Yates St.

5-ROOM HOUSE ON TWO LOTS, 60x240, 414 Bay Street. EV 5-2307 after 4.30. Full price, $1,400.

B.C. LAND
& Investment Agency Ltd.
Our 96th Year in Real Estate

HIGH QUADRA 2-BR PLUS CEDAR SHAKE (Just Listed)

We are very pleased to offer this spacious bungalow, built by Pollard in 1941 and in immaculate condition throughout. Entrance and through halls, living room 16'x17', family dining room 11'x12.6', large kitchen wired for range, lots of cupboards, large utility off (this has also been used as a breakfast room), 2 large bedrooms, one with wall-to-wall carpet, 4-pc Pembroke bath. Finished concealed stair to space for 2 or 3 more bedrooms, partly studded in now. Full basement, oil heating, drive-in garage, sewer connected. For a fine comfortable home see this one today at $13,500. $4,000 CASH WILL HANDLE. Exclusive Listing. Please ask for Mr. W. O. Cameron

WOODBURN AVE. NEW—3 BR—DEN

Beautiful new bungalow backing on Uplands Golf Course. Vertical siding exterior, slate entrance hall to seven fine rooms! Built-in wall oven and counter-top range in the smart kitchen, wall-to-wall carpet throughout, sun-deck off dining room, full basement, drive-in garage. Many features in this fine home, including 2-pce. lavatory off master bedroom. Offered for immediate sale, possession March 15th. Price $25,500. Exclusive Listing. Please ask for Mr. W. O. Cameron EV 4-9313, EV 3-2998

SECLUSION A TUDOR OAK BAY

A striking looking residence situated away back from the street amidst oak trees. Reception hall, wash room, LR, 24x15; full DR, pleasant kitchen, open stair to three bedrooms and bathroom. Walk-in closets. Recreation room in basement. Definitely for the buyer looking for charm plus a double lot. The asking price is $19,500. Call Mr. C. R. V. Bagshawe, EV 4-4115 anytime.

COUNTRY HOME WITH SECLUSION SEA VIEWS

Most attractive 3-bedroom shake bungalow situated on 1.1 acres of wooded property (cedars and firs) with sea and mountain views and located just 10 miles out in the Saanich Peninsula. There is a large living room with open fireplace and view windows, a very fine electric cabinet kitchen and dining area with view window, 3 bedrooms and 4-piece bathroom with vanity. Open stairway with wrought iron railing to a full high basement with rumpus room with raised hearth fireplace, and toilet. Double attached garage. This should fit the bill for those who like seclusion with a pleasant outlook. Clear title. Price $18,900. Call Mr. Hope, EV 4-4115 anytime

3304 GIBBS ROAD COMPLETED SOON 4-BR, DOUBLE PLUMBING, NHA

This beautiful new split-level has everything to be desired in a modern family home. Spacious entrance hall and living room, mahogany panelling, picture windows, family dining room, compact kitchen with built-in WALL OVEN AND COUNTER-TOP RANGE, exhaust fan, stainless steel sink, dining area and laundry area, 3 bedrooms, 4-pce vanity bath and 2-pce vanity off master bedroom. Open stair to finished 4th bedroom (or den), and furnace room with lots of space for workshop, etc. Circular drive through the large attached carport. Buy now and select your color schemes, possession in February. Price $21,500. $12,800 NHA mortgage available. Exclusive Listings. Please ask for Mr. W. O. Cameron, EV 4-4115 anytime.

UNSURPASSED VIEWS SEA AND OLYMPICS

Start the new year right by buying this fine Oak Bay new gabled rancher. Enjoy the really wonderful views besides the comfort of living in spacious accommodation. 1,600 feet main floor plus some 1,200 feet ground floor level, three bedrms, master bedrm has 2-pce bathroom. There is also a 4-pce and another 2-pce bathrm. Nice LR, separate DR, de luxe kitchen. Utility. Inter-com system between rooms. UNFINISHED GROUND FLOOR. Rec room with FP; space for 2 fine bedrms. Roughed-in for 3-pce bathrm and other serviceable space. 2-car carport. Patio. Mahogany doors all rooms. It is vacant. Can be seen anytime by phoning me. Price $30,000. Call Mr. Vivian Bagshawe, EV 4-4115 anytime.
922 GOV'T ST. EV 4-4115
Member Real Estate Board of Victoria

L & S
$1900 DOWN

gives you possession of this almost new stucco bungalow. Large living room with open fireplace. Modernistic large electric kitchen with dining area, 2 bedrooms, full cement-lined basement and Timken oil heat. Drive-in garage. Balance to be paid as rent. Full Price $12,250. R. Amos, EV 2-9787.

$1500 DOWN

University area, 2-bedroom bungalow. Large combination living and dining room, galley-style electric kitchen, large utility room, oil forced heat, double garage, 68x156 landscaped lot in dry location on sewer. Full Price $12,500. L. H. Rands, EV 3-4117; Res. 2-8980

LEACH & SPARKS
1119 Blanshard St.

Saanich Realty
3943 Quadra GR 9-1195
Serving Greater Victoria and the Peninsula

STRETCH OUT AND LIVE

In this gracious and spacious 6-room bungalow set on approx ½ acre of landscaped grounds, within 3-mile circle, on regular bus route. Solidly built, it offers living room, dining room, kitchen (wired for electric range), 2 bedrooms and den with fireplace (could be third bedrm). —Dry cement basmt, all oil hot-water heat. A home to love at $12,950. Some terms. GR 9-1195, Mrs. Horth, EV 2-6334

"I INVITE YOU"

See this lovely city home and be prepared to seize the opportunity to own it. Having large living room, separate dining room, 2 good-sized bedrooms and smart kitchen, wired for range and dryer. A full basement with finished room, also drive-in garage and hot-air heating. Must be sold quickly as owner has purchased another home and will consider all reasonable offers on the price of $10,700 with balance of $85 monthly including taxes. Hurry for this one, call me now. TED KAY of Northwestern Securities of Victoria Ltd.

$1000 DOWN

Located close to the city, this is an older-type, 2-bedroom home with a large living room with fireplace, also a large dining room. This home has been renovated completely with new wiring, plumbing, siding and roof. The taxes are a mere $85. This is an exceptional buy, so don't miss it. Call HOMER M. SMITH at EV 5-6741, or GR 7-1951, for further details. Northwestern Securities of Victoria Ltd.

PRIVATE SALE
2644 Camelot Road. Three-bedroom bungalow; oil heat; near school. Cadboro Bay. Phone GR 7-2762 for details and appointment to view.

BYRON PRICE
1214 QUADRA STREET

YOU AND ME BY THE SEA

The living room, dining room and kitchen areas in this home have been superbly planned so that each room has a sea view. This area opens on to a stylish sundeck. Detail in choice and location of fireplace and panelling is inspiring, to say the least. The kitchen is of the most up to date in every respect. Add to this three large handsome bedrooms, a large vanity bathroom, cathedral or split-level entrance with an attractive planter and fire place in rumpus room which opens on to a patio. It has automatic oil heat and double carport, on a well-treed lot in one of the more fashionable areas in Victoria, etc., etc. FULL PRICE ONLY $17,500. $3,700 DOWN. BALANCE AS RENT. CONTACT JOE ISHERWOOD AT EV 5-2458.

HOME WITH REVENUE $9675—$2575 DN

In James Bay. 4 bedrooms, full basement with C/W furnace. At present producing $118 monthly with 3 rooms for owner. In good condition throughout with new wiring, copper, plumbing and garage. JACK MACKAY, EV 5-2458, Res. EV 2-9644

BUILD BUILD BUILD FAIRFIELD

Just one lot in this area. If you want to live close to town, schools, bus service, and sea—here is an opportunity that won't last. Move into this new 1,150 sq ft home for $2,750 down. Nelson Krienke, Murray Duff, EV 5-2458 anytime.

AS LOW AS $400 CASH No Gimmicks

Yes, we can build an NHA 3-bedroom home, full basement, oil furnace, on one of these lots. Size 71.5x115, priced from $950 to $1,500 for the above down payment which also includes the lot, providing you can pay $129 PM, taxes included, for a short period. Payments will then drop to $75 P.M. For further information call SAM PATERSON EV 5-8592, GORDON MARSHALL, GR 9-2725 or JACK PELTON, EV 4-2784 or office EV 5-2458.

ESQUIMALT - CITY BORDER HOUSE AND 2 LOTS ONLY $11,000

The front suite of this large stucco 7 plus roomed house is rented for $70 per month. Has large full basement with 2 extra rooms and toilet. Heating is done by an economical sawdust furnace. Only one block from Safeway store and transportation. Just a few minutes to city centre. There are six fruit trees on one of the extra lots. This is an ideal buy for a person who needs extra space for parking trucks or seclusion. You can live in this home for approx. $60 per month including taxes. This is good at a cash to mortgage buy. Down payment $3,800. Phone Jack Pelton, EV 4-2784; Gordon Marshall, GR 9-2725; Sam Paterson, EV 5-8592.

MOUNT TOLMIE DISTRICT

New 6-rm stucco bung. Large LR, DR, modern cab elec kit, 3 nice bedrms. Oak floors. O-O-M heating, full high basement, drive-in garage. Nice location, near bus, schools and stores. $2,800 down. Full price $11,950. By appointment only. To view contact J. De Man, EV 4-2402.

OAK BAY

Nice situation, family home, large LR, DR, cab kit, 4 bedrms, rumpus room, oil heat. Price $15,250. Mr. Edwards, Eves. Sidney 632R

H. A. HUMBER LTD.
620 View St. EV 2-9161

THE ROYAL TRUST CO.

Six-room stucco bungalow, overlooking Portage Inlet. Three-car drive-in garage. Oil-O-Matic hot-air heating. 2½ lots. Consisting of living room, dining room, kitchen, all with a view of the water; three bedrooms 4-pc bath. Full basement. Situated on the corner of the New Island Highway and Wilkinson Rd. Price $14,500.
A. E. Coles
THE ROYAL TRUST CO.
1205 Government St. EV 3-4128
Evenings EV 2-8752

LOW TAXES

Cute bungalow, $1,500 plus $60 per month will buy you this lovely six-roomed bungalow. Floor area 900 sq. ft., lot 60x120. 2 bedrooms, living room den, plus oil heater, gas heater and kitchen range. A magnificent garden with fruit trees, flowers, shrubs. It is close to transportation and shops, situated in Fernwood. Why pay rent? Full price is only $6780. Ring K. J. WILLIAMS, GR 8-3718 or EV 5-6741 and hurry, it won't last long. Northwestern Securities of Victoria Ltd.

$8000 CASH

My client is prepared to pay up to $8,000 cash for your home. His requirements are 2 bedrooms with a basement if possible. And on a good bus route. Take advantage of this rare opportunity, call anytime. EV 5-6741, ask for Maurice M. Smith. Northwestern Securities of Victoria Ltd.

$8,450. VERY NICE OLDER BUNGALOW on quiet street near Haultain. Contains 5 rooms and full basement. Excellent for retired couple. Reasonable down payment and a good buy if cash. EV 4-9827 anytime. S. Hargrave Realtor.

BOORMAN'S
NOW OPEN SATURDAYS FROM 9 A.M. TO NOON

JUBILEE AREA NHA NHA 3 BEDROOMS

We are prepared to start construction of two smart stucco bungalows, financed under NHA 6% loans, on 57'x100' lots close to the hospital and schools. These homes will be fully insulated, have oak flooring, 3 bedrooms, spacious LR, dining area, electric kitchen, full basement with auto oil heating and garage. Approx. down payment $2,000 incl. lot.
T. Smith, eves. EV 4-7325.

NEEDS DECORATING OUTSIDE

But the inside is perfect. Beautiful light floors, new modern fireplace, wired for electric range and other features make the living area supreme. Three nice rooms and large hallway down with three good rooms and bathroom up. Full basement with sawdust hot-air furnace piped. Full price (terms) $6900.
W. L. Boorman, res. EV 4-0434.

TODAY'S BEST BUY

Situated in a high, treed location, this EXCELLENT eight-year-old bungalow with LARGE LIVING ROOM, four-piece bathroom, two LARGE bedrooms, electric cabinet kitchen, bar and suspended cabinets dividing dining area, UTILITY ROOM ON MAIN FLOOR. ¾-basement and OIL HEAT and drive-in garage. Taxes $162 net. TERMS ARRANGED. Price only $10,950.
Stan Cornish, EV 3-5878

THRU HALL

Very attractive 2-bedroom stucco bungalow with extra nicely finished basement bedroom. Very lovely living room with FP, cab elec kitchen with bar. Pkg. oil heat. Separate stucco garage. Level lot. Close to bus. Terms. Full price $11,500.
C. Kelly, EV 3-7134, Res. EV 3-4864
F. Long, EV 2-7124, Res. EV 2-3516

Queenswood SECLUSION 1.52 ACRES 4 BRS AND DEN

Attractive semi-bungalow situated in a wooded area, surrounded by a variety of native trees and shrubbery. This home was built for the present owners. There is a large LR with heatilator FP, family-size DR, bright electric kitchen with nook overlooks secluded garden, large twin-size bedrm down, den, 4-pc bathrm; concealed stairway to two large bedrms and one smaller one, 4-pc bathrm. Full high cement basement, oil hot-air heating. Many other lovely features. Ten young fruit trees, raspberries, logans, etc. Fish pool, rose arbor, etc. The whole property is in top condition. Price, with good terms (exclusive) $22,500.
R. F. Harris, EV 3-7124, res. GR 7-2998

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

NEWSTEAD
REALTY LTD.
766 Fort St. EV 2-8117

FAIRFIELD DUPLEX

Older-type up and down. Good location, walking distance. Separate hydro and baths. Rentals $105 monthly. Terms arranged at full price $7850. Call D. Higgins, EV 2-8117

OAK BAY BARGAIN

Quiet and secluded. Close to every convenience. Requires some modernizing. Older 2-bedroom home full basement, 1,130 sq. ft. Excellent buy at $9,000. For appointment, please call Geo. Pethard, EV 2-8117, eves. EV 3-1206.

FAIRFIELD

NO STEPS, SUIT RETIRED OR YOUNG COUPLE. LARGE LIVING ROOM, CAB KIT, UTILITY RM, 2 BEDROOMS, AUTO OIL HEAT. NICE GARDEN WITH FRUIT TREES, NEAR ALL CONVENIENCES. 5 YEARS OLD. GOOD TERMS. $2,500 DOWN, FULL PRICE $12,000. SEE THIS NOW. TED KEROIN, EV 2-8117, EVES EV 4-1582.

DUPLEXES OAK BAY

Five-room, 2-bedroom; full basement with garage. Full price with terms $19,850.

CITY
2-yr-old stucco, side-by-side, 4-room; full basement, oil heat, carport. Full price $18,500. Terms available.

ESQUIMALT
One-year-old, 4-room, side-by-side; full basement, oil heat, carports, quiet street. Full price $20,500. Phone W. H. McMahon, EV 2-8117, eves. GR 7-1458.

Brown Bros. AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

TRIPLEX EXCEPTIONAL VALUE

Good solid building situated Gorge district. Rental value $145. Two furnaces. Large lot. Terms to be arranged. A sound investment and a gift at only $10,500. Mr. Hill, EV 5-8771; Res. EV 3-7585

A REAL HOME

Nine-year-old 2-bedroom home, built by a master builder. Large living room with fireplace, full dining room, cab elec kitchen with nook. In the full basement there is a completed rumpus room with fireplace. Auto oil hot-water heat. Separate garage. This home is on a quiet street, near Cedar Hill Golf Course. The price with terms, only $13,150. Cec Pearce, EV 5-8771; Res. EV 5-6821.

BUILD NHA
No Down Payment? Own Your Lot? Equity in Home?

We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-1232. Douglas Hawkes & Co., 617A Fort Street.

2-BEDROOM HOUSE, ESQUIMALT district. Full basement, oil furnace, drive-in garage. View of Gorge, close to Gorge Park and swimming. Immediate possession. Phone EV 2-8078.

CAPITAL CITY REALTY
650 Cormorant St. EV 4-1922

SHELBOURNE WAY $3500 DOWN

Shining new 3-bedrm stucco bung in a nice new subdivision. Beautiful large LR with mahogany panelling, lovely mahogany finished modern kit with 9x10 dining space, utility, 4-pc Pembroke bathroom, oak floors throughout, FH basement, dr-in garage, auto oil heat. Nice lot. Full price $13,500.
D. Okker, EV 3-8224 evenings

SUBURBAN COTTAGE ONE ACRE

Close to all conveniences, clean, compact, well constructed, modern cottage, 4 rms, automatic heat, sep garage, good soil, low taxes, good value. Nice home on terms for only $6300.
Ken Walters, EV 5-7820 evenings.

LUXURIOUS $19,500

Here we have a home selling for only $19,000 on a $35,000 setting. Home is situated on possibly the nicest street in Victoria. Home consists of 3 large bedrooms, living and dining rooms, spacious elec. kit. with nook. Set up for rumpus or suite in basement. D-I garage and other features. This is a rangher-type home and must be seen to be appreciated.
To view, call Mr. Hall at EV 5-6701 anytime.

LAKE HILL $1500

SEE THIS N.H.A. 3-BEDROOM, ATTRACTIVE STUCCO BUNGALOW, WELL LOCATED ON QUIET STREET. EXTRA LARGE LIVING ROOM, FIREPLACE, BASEMENT, DRIVE-IN GARAGE, OIL FORCED AIR HEATING. THIS IS A BRAND NEW HOME. FULL PRICE $13,750.
CALL O. TWAMLEY, EV 5-8701

Morey & Johnstone
Real Estate 3244 Douglas St

BY OWNER LANSDOWNE SLOPE

3-bedroom NHA bungalow, full basement, 4-piece vanity bathroom, automatic oil heat, all oak floors, fully landscaped and fenced, 5¼% NHA mortgage. Cash required to mortgage.
For full particulars apply owner.
PHONE EV 4-2834

OAK BAY—NEW LUXURY RANCHER

Well located in exclusive residential area. Has entrance hall, planters, open staircase to basement. Gracious living rm, excellent fireplace, picture windows, nice dining rm, smart cab elec kitchen, lovely 4-pce Pembroke bathrm, 3 good-sized bedrooms, hardwood floors, FC bsmnt. Oil-O-Matic heating. Big landscaped lot. Garage. Full price $21,500. Terms arranged.
J. LINDAL H. HOOPER
EV 4-9879 or EV 2-4251 EV 5-9080
RITHET CONSOLIDATED LTD.

BRENTWOOD

2½ Acres in strawberries and logans with good 4-room and bath bungalow. $11,000, with $4,300 cash, bal at 5% only $40 per month.
6-room NHA bungalow on acreage, $14,500, terms.
Seaview rustic bungalow, large treed lot, $7,900 cash.
6 acres rough treed land with 3-room cottage only $4,500 terms.
See BRENTWOOD PROPERTIES 7183 West Saanich at Verdier
Keating 233

ISLAND INVESTMENT CO. LTD.
774 Fort Street EV 4-7146

QUIET DIGNITY
1. SEVEN-YEAR-OLD RANCHER.
2. 1,556 SQUARE FEET.
3. LR WILL HOLD YOUR GRAND PIANO.
4. GUEST-SIZE DINING ROOM.

LOW TAXES. TERMS AT $19,500.
For appointment to view call Anne Donaldson, EV 2-6870

$850 DOWN 3 BEDROOMS NEW N.H.A. ONE ONLY

3-bedroom basement home to be built in the Haultain district. For further information call E. J. Butler, EV 4-7128, Res. EV 5-1232. Douglas Hawkes & Co., 617A Fort Street.

HEARD THIS ONE?

Seems a home owner with clear title property off McKenzie and close to R.C. school and bus, is open to all near offers for his four-room, two-bedroom, stucco bungalow and ½ acre of nice garden. As a month-end special, try $4,750—It's a bargain. Call TED KAY of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-8852.

REVENUE—LAKE HILL. 6 MTHS old. Has LR, kitchen with dining area, 3 bedrooms up. A large 3-room suite with picture window in basement, rented at $72.50, with separate meters. Asking $16,300, try your down payment. Vivienne Appleyard, EV 2-4251 day or night. J. H. Whittome & Co. Limited. EV 2-4255.

CEDAR HILL — $1,500 DOWN
4-room stucco home with full basement and Oil-O-Matic hot-water heating, close to school. Almost immediate possession. Balance at $80 per month. Full price $9,950. Act fast — call Herb Hodgson, EV 3-2101, res. GR 9-2114. Harry Foster Ltd.

DUPLEX
Attractive, brand-new, N.H.A. side-by-side duplex, corner of Parklands and Admiralty; kitchen, living room, dining room, 2 bedrooms, basement with drive-in garage, automatic oil; Patterson built. Low down payment. EV 2-2321; Res., EV 4-7826.

OAK BAY—$1,500 DOWN, 2½-YR, 2-bedrm rancher. Owner. EV 5-4022.

151 COUNTRY HOMES and PROPERTIES

REVENUE — 1.7 ACRES

Retire in lovely country setting—one 2-bedrm modern stucco bung, also 3-bedrm full modern bung, large LR with FP, wired for range, cab kitchen, bsmt, hot-air furnace. Property nicely fenced. Stream runs by main bungalow. Income $102 per mo, will pay for this country estate. $2,900 down. FULL PRICE reduced to $12,500 for quick sale. Please call Mr. Houston, EV 5-3436; res. EV 5-6476.

EXCLUSIVE
P. R. BROWN & SONS LIMITED, 1112 Broad Street, Victoria, B.C.

1½ ACRES, GORDON HEAD. Small, cosy 2-bedrm house. Spotless. Lots fruit trees. $1,800 down at $10,800. R. Harris, Phone EV 4-3672. J. H. Whittome & Co. Limited. EV 2-4255.

PENDER ISLAND PROPERTY, homes. 1½ hrs. from Victoria. Owner. EV 5-7311. 970 Tattersall.

153 WANTED TO BUY—HOUSES

WE BELIEVE

VICTORIA IS CANADA'S "MECCA" for SUNSHINE WORSHIPPERS. 1959 WILL BE OUR BEST PILGRIMAGE YEAR. Therefore it behooves us to be prepared to welcome and offer to share our many blessings with these pilgrims, fleeing from blizzards, dust and heat waves. IF YOUR HOME IS FOR SALE, because fate decrees a move, or it's too small or too large, MAY I ASSIST YOU, by helping these pilgrims find a new home? Just a ring will bring me to your door. EV 3-7174. After business hours EV 4-2505. Ask for Mr. Cleary at F. N. Cabeldu Ltd.

UNIQUE?? BEAM CEILINGS??

Three-bedroom, Tudor-style home with character in Oak Bay; 2 months' possession.
IMMEDIATE AND CONFIDENTIAL INSPECTION. CASH DEAL.
If you